082.0	0002	0075.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 737,400 / 737,400
					USE VALUE: 737,400 / 737,400
					ASSESSED: 737,400 / 737,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		MELANIE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONNOLLY JOSEPH L & JOAN
Owner 2:	
Owner 3:	
Street 1:	32 MELANIE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CONNOLLY JOSEPH L & JOAN -
Owner 2:	-
Street 1:	32 MELANIE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,058 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1984, having primarily Vinyl Exterior and 2206 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7058.000	295,200		442,200	737,400
Total Card	0.162	295,200		442,200	737,400
Total Parcel	0.162	295,200		442,200	737,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 334.27 | /Parcel: 334.2

Legal Description

User Acct 144533

GIS Ref

GIS Ref

Insp Date 07/21/16

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 082.0-0002-0075.0

!6699!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	295,200	0	7,058.	442,200	737,400	737,400	Year End Roll	12/18/2019
2019	101	FV	257,900	0	7,058.	435,900	693,800	693,800	Year End Roll	1/3/2019
2018	101	FV	257,900	0	7,058.	334,800	592,700	592,700	Year End Roll	12/20/2017
2017	101	FV	257,900	0	7,058.	315,900	573,800	573,800	Year End Roll	1/3/2017
2016	101	FV	256,800	0	7,058.	290,600	547,400	547,400	Year End	1/4/2016
2015	101	FV	260,400	0	7,058.	271,600	532,000	532,000	Year End Roll	12/11/2014
2014	101	FV	260,400	0	7,058.	250,200	510,600	510,600	Year End Roll	12/16/2013
2013	101	FV	260,400	0	7,058.	250,200	510,600	510,600		12/13/2012

PRINT

Date	Time
12/10/20	21:25:39

LAST REV

Date	Time
09/08/16	09:50:23

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6699

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEFABRITIS GERA	31603-450		7/13/2000		330,000	No	No		
BARAUSKAS VINCE	19008-378		4/27/1988		250,000	No	No		Y

USER DEFINED

Prior Id # 1:	144533
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2015	1150	Renovate	30,966		8/18/2015			Build new 6 x 15 r
7/1/2011	652	Redo Bat	14,700	C				
10/23/2009	1047	New Wind	5,295					

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2016	Meas/Inspect	DGM	D Mann
7/21/2016	Permit Visit	DGM	D Mann
3/29/2012	Info Fm Prmt	BR	B Rossignol
11/26/2008	Meas/Inspect	163	PATRIOT
11/7/2000	MLS	MM	Mary M
2/29/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	243	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7058		Sq. Ft.	Site		0	70.	0.90	6									442,218						442,200	

Total AC/HA: 0.16203 | Total SF/SM: 7058 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 442,218 | Spl Credit | Total: 442,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1984	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.2	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00000000
Adj $ / SQ:	128.250
Other Features:	88500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	360859
Depreciation:	65676
Depreciated Total:	295183

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

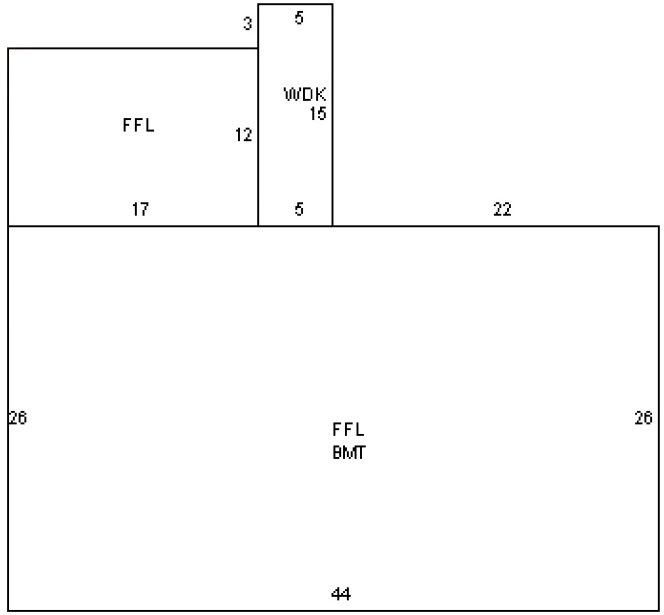
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.08
Special Features:	0	Val/Su Net:	115.00
Final Total:	295200	Val/Su SzAd	218.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,348	128.250	172,881
BMT	Basement	1,144	57.230	65,473
WDK	Deck	75	16.000	1,200

Net Sketched Area:	2,567			Total:	239,554
Size Ad	1348	Gross Are	2567	FinArea	2206

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 082.0-0002-0075.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X7	A	AV	1984	0.00	T	28	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	